KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st March 2025

LLANTILLIO DRIVE, PLYMOUTH, PL2

Property
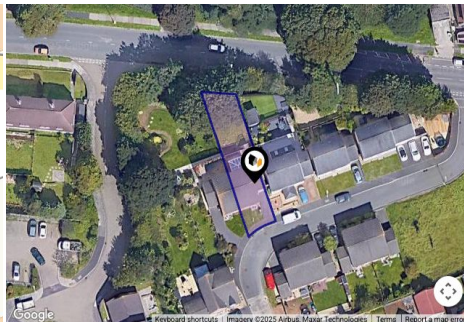
Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	796 ft^2 / 74 m^2		
Plot Area:	0.07 acres		
Year Built :	2006		
Council Tax :	Band C		
Annual Estimate:	£1,969		
Title Number:	DN545511		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

PLYMOUTH, PL2

Energy rating

C

Valid until 25.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 | B
69-80	C	76 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
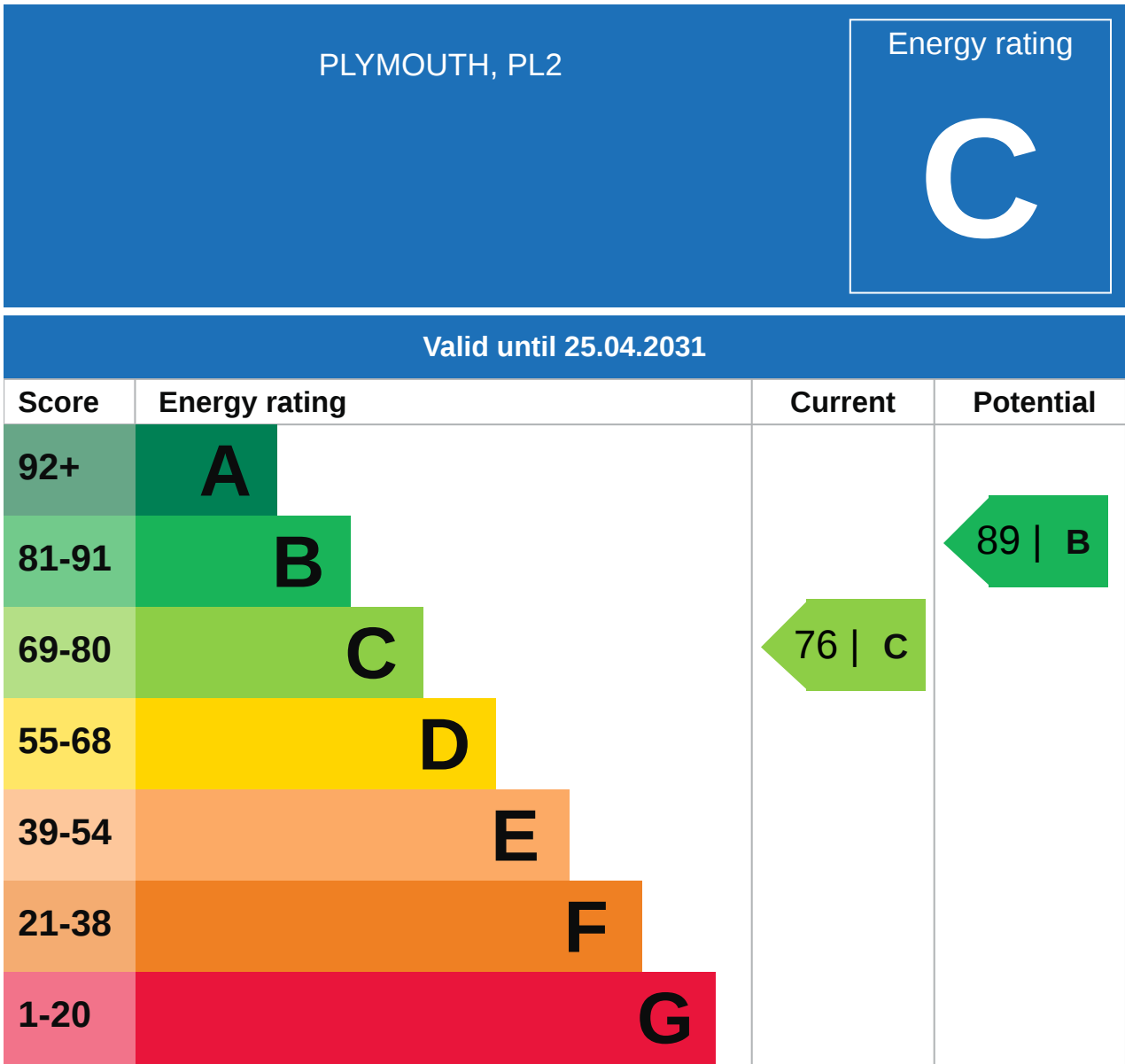
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	74 m^2

Area
Schools
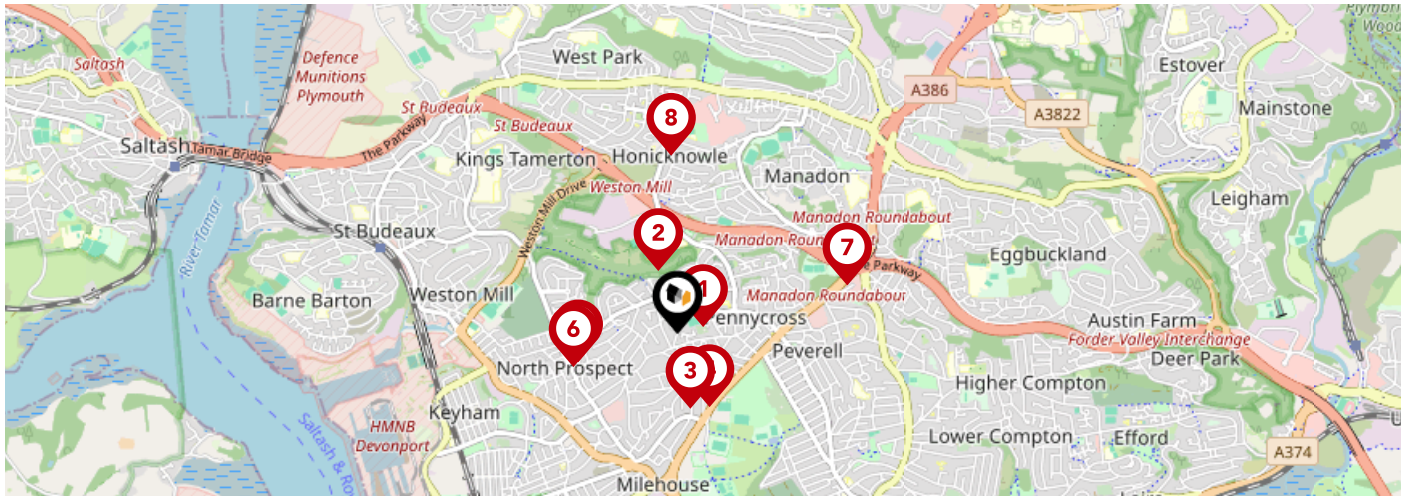
	Nursery	Primary	Secondary	College	Private
1 **Pennycross Primary School** Ofsted Rating: Good | Pupils: 403 | Distance:0.12	☐	☑	☐	☐	☐
2 **All Saints Church of England Academy** Ofsted Rating: Good | Pupils: 616 | Distance:0.3	☐	☐	☑	☐	☐
3 **Montpelier Primary School** Ofsted Rating: Good | Pupils: 652 | Distance:0.37	☐	☑	☐	☐	☐
4 **Devonport High School for Girls** Ofsted Rating: Good | Pupils: 860 | Distance:0.38	☐	☐	☑	☐	☐
5 **Ham Drive Nursery School and Day Care** Ofsted Rating: Good | Pupils: 78 | Distance:0.49	☑	☐	☐	☐	☐
6 **Mayflower Academy** Ofsted Rating: Outstanding | Pupils: 458 | Distance:0.52	☐	☑	☐	☐	☐
7 **Manadon Vale Primary School** Ofsted Rating: Good | Pupils: 416 | Distance:0.83	☐	☑	☐	☐	☐
8 **Shakespeare Primary School** Ofsted Rating: Requires improvement | Pupils: 410 | Distance:0.84	☐	☑	☐	☐	☐
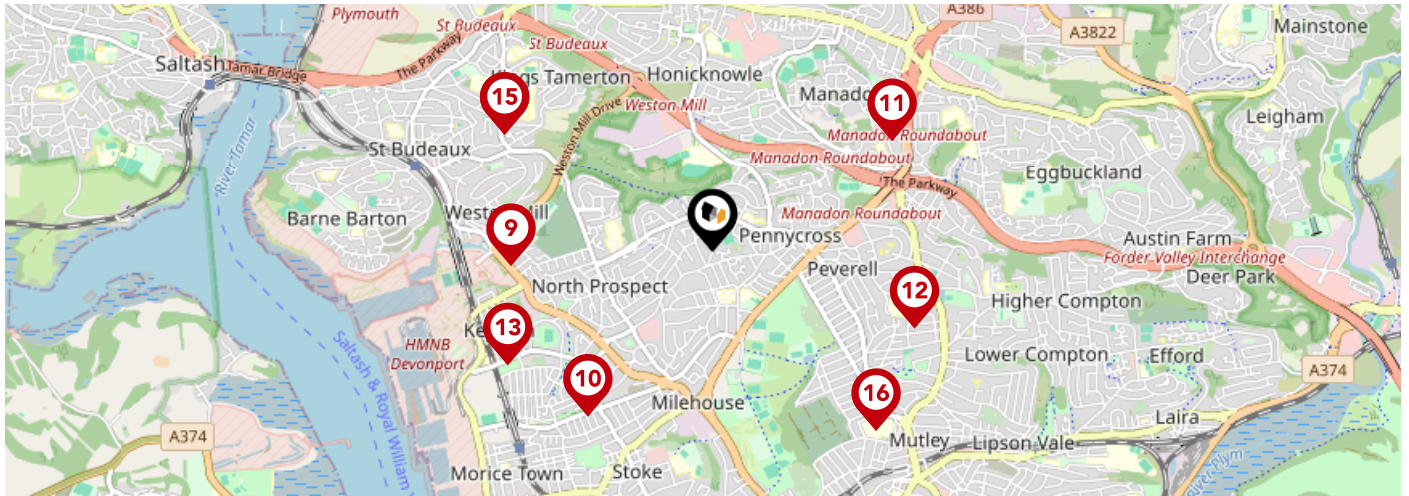
	Nursery	Primary	Secondary	College	Private
9 Weston Mill Community Primary Academy Ofsted Rating: Good	Pupils: 211	Distance:0.95	☐	☑	☐	☐	☐
10 Ford Primary School Ofsted Rating: Requires improvement	Pupils: 214	Distance:0.98	☐	☑	☐	☐	☐
11 St Boniface's RC College Ofsted Rating: Requires improvement	Pupils: 374	Distance:0.99	☐	☐	☑	☐	☐
12 King's School Ofsted Rating: Not Rated	Pupils: 298	Distance:1.02	☐	☑	☐	☐	☐
13 Keyham Barton Catholic Primary School Ofsted Rating: Good	Pupils: 146	Distance:1.11	☐	☑	☐	☐	☐
14 Marine Academy Primary Ofsted Rating: Outstanding	Pupils: 507	Distance:1.13	☐	☑	☐	☐	☐
15 Marine Academy Plymouth Ofsted Rating: Good	Pupils: 973	Distance:1.13	☐	☐	☑	☐	☐
16 Hyde Park Junior School Ofsted Rating: Good	Pupils: 355	Distance:1.15	☐	☑	☐	☐	☐
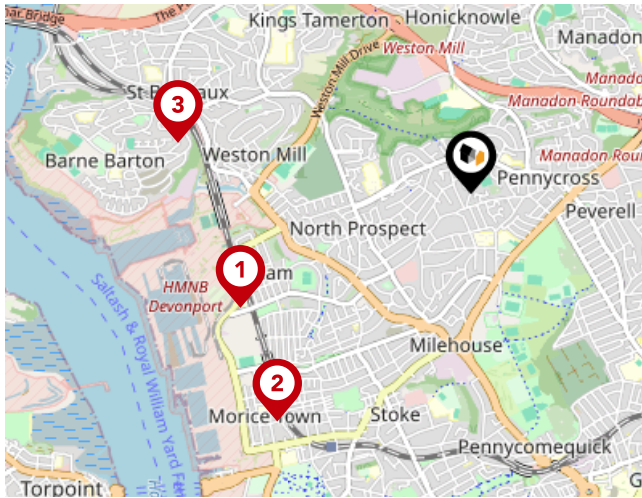
National Rail Stations

Pin	Name	Distance
1	Keyham Rail Station	1.22 miles
2	Dockyard (Plymouth) Rail Station	1.42 miles
3	St Budeaux Ferry Road Rail Station	1.4 miles
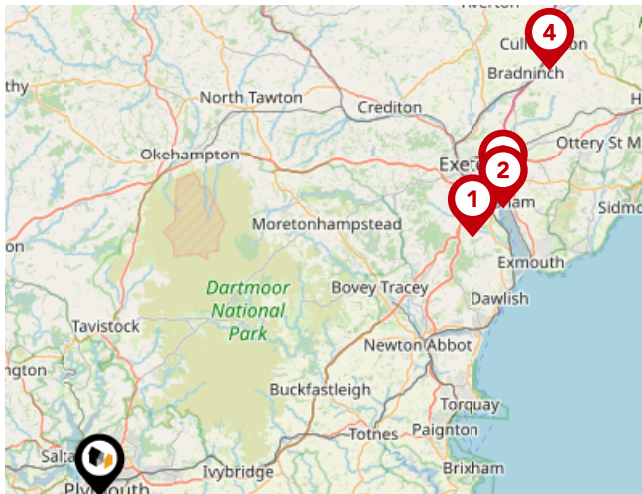
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	34.24 miles
2	M5 J30	37.37 miles
3	M5 J29	38.1 miles
4	M5 J28	46.6 miles
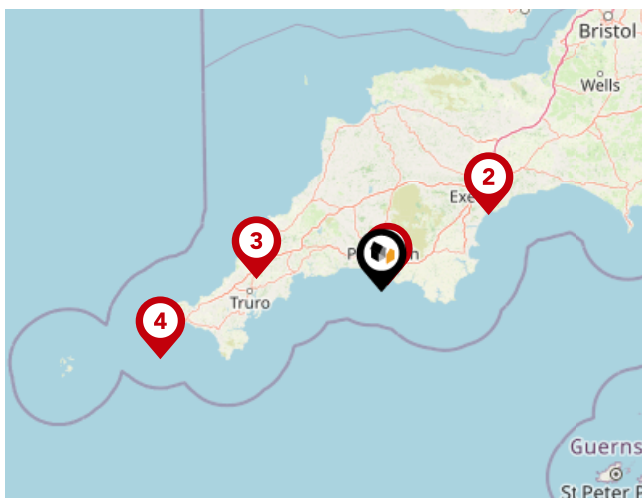
Airports/Helipads

Pin	Name	Distance
1	Glenholt	2.61 miles
2	Exeter Airport	39.8 miles
3	St Mawgan	37.62 miles
4	Joppa	69.95 miles
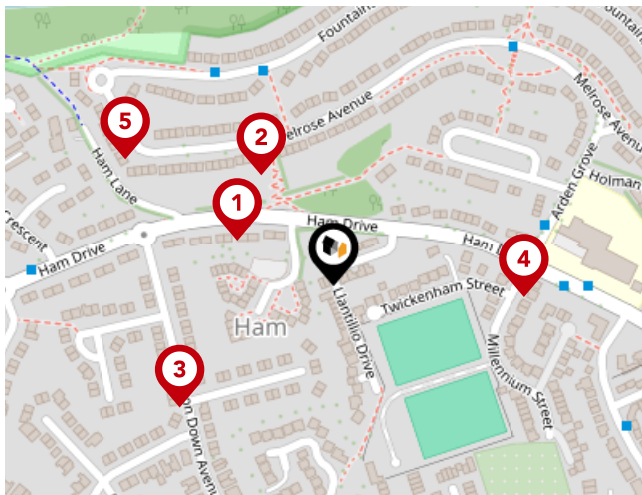
Bus Stops/Stations

Pin	Name	Distance
1	Ham Close	0.06 miles
2	Melrose Avenue Middle	0.08 miles
3	Caernarvon Gardens	0.12 miles
4	Arden Grove	0.11 miles
5	Melrose Avenue West	0.14 miles
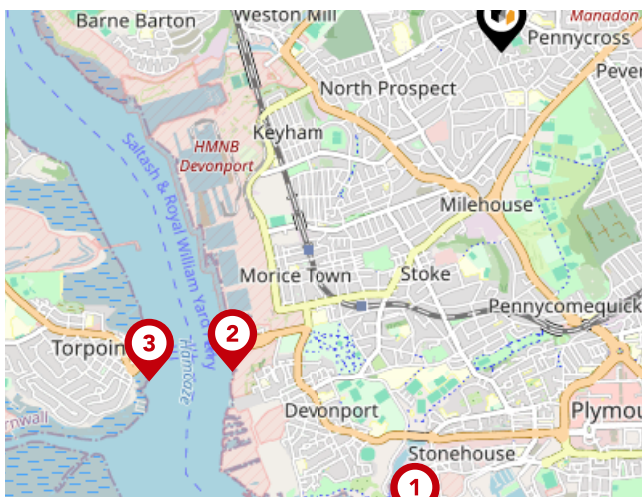
Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	2.27 miles
2	Devonport Ferry Terminal	1.97 miles
3	Torpoint Ferry Terminal	2.28 miles

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Lang Town & Country
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